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0021405538

3929 0187 01 001 Page 1 of 6

2002-12-18 11:57:30

Cook County Recorder 34.00

After recording return to:  
David and Frieda Williams  
4801 S. Drexel Blvd.  
Chicago, IL 60615



**SPECIAL WARRANTY DEED  
(Illinois)**

THIS SPECIAL WARRANTY DEED is made as of the 9<sup>th</sup> day of December, 2002, by BA Properties, Inc., a Delaware corporation (the "Grantor"), having an address of 10 Light Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202, to David E. Williams and Frieda W. Williams (collectively, the "Grantee"), having an address of 1170 S. Plymouth Court, Apt. 1NW, Chicago, Illinois 60605.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively the "Property"):

The real property described on Exhibit A attached hereto and made a part hereof (the "Land").

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

This Special Warranty Deed is an absolute conveyance by the Grantor of the above described Property and is not intended as a mortgage, trust conveyance or security of any kind.

**BOX 333-CTT**

CTC 8080281 ADD NOARS 1 OF 1 ALL

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STATE OF MARYLAND )  
 ) SS.  
COUNTY OF BALTIMORE

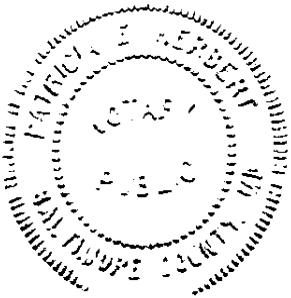
I, Patricia E. Herbert, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan I. Reif personally known to me to be the Vice President of BA Properties, Inc., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President he/she signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said association as his/her free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9<sup>th</sup> day of December, 2002.

Patricia E. Herbert  
Notary Public

[AFFIX NOTARIAL SEAL]

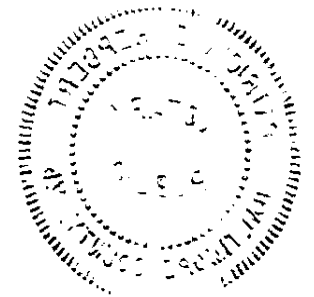
My Commission Expires: Jan. 1, 2003



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2025/01/28

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

**GRANTOR:**

BA Properties, Inc., (SEAL)  
a Delaware corporation

By: Susan I Reif SEAL


Name: Susan I. Reif

Title: Vice President

THIS INSTRUMENT WAS PREPARED BY:

Jill Ramirez Lanois, Esq.  
Bank of America  
100 North Tryon Street  
NC1-007-20-01  
Charlotte, North Carolina 28255

City of Chicago  
Dept. of Revenue  
295367  
12/16/2002 14:31 Batch 14397 47




Real Estate  
Transfer Stamp  
\$7,875.00


SEND SUBSEQUENT TAX BILLS TO:

David and Frieda Williams  
4801 S. Drexel Blvd.  
Chicago, Illinois 60615

STATE OF ILLINOIS  
DEC. 17.02  
# 000042343  
REAL ESTATE TRANSFER TAX  
0105000  
FP 102808



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. 17.02  
# 00004268  
REAL ESTATE TRANSFER TAX  
0052500  
FP 102802



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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Lot 1 except the east 77 feet thereof in the subdivision by Moses Born and Others of the north 198 feet of Lots 2 and 3 except the west 60 feet of Lots 2 and 3 in Block 4 in Drexel and Smith's Subdivision aforesaid and of the west 41.15 feet of Lot 1 in the subdivision of Block 4 in Drexel and Smith's Subdivision aforesaid according to the plat thereof recorded January 18, 1895 as Document No. 2162870, all in Cook County, Illinois.

Parcel 2:

Easement reserved for the benefit of Parcel 1 as created by Document No. 4558864 recorded May 11, 1910 for the purpose of a private passageway over the following described land:

The east 16 feet of the said north 198 feet of the west 332 3/10 feet, excepting therefrom the west 60 feet thereof, conveyed to the South Park Commissioners for Boulevard, of said Block 4 in said Drexel and Smith's Subdivision.

Common Address: 4801 S. Drexel Blvd.  
Chicago, Illinois 60619

P.I.N.: 20-11-106-014

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. RIGHTS OF PARTIES IN POSSESSION.
2. GOVERNMENTAL RIGHTS OF POLICE POWER OR EMINENT DOMAIN UNLESS NOTICE OF THE EXERCISE OF SUCH RIGHTS APPEARS IN THE PUBLIC RECORDS AS OF THE DATE HEREOF; AND THE CONSEQUENCES OF ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION INCLUDING, BUT NOT LIMITED TO, SUBDIVISION, BUILDING AND ZONING ORDINANCES.
3. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS 1) NOT KNOWN TO THE GRANTOR AND NOT SHOWN BY THE PUBLIC RECORDS BUT KNOWN TO THE GRANTEE AS OF THE DATE HEREOF AND NOT DISCLOSED IN WRITING BY THE GRANTEE TO THE GRANTOR PRIOR TO THE DATE HEREOF; 2) RESULTING IN NO LOSS OR DAMAGE TO THE GRANTEE; OR 3) AT TACHING OR CREATED SUBSEQUENT TO THE DATE HEREOF.
4. VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
5. ANY AND ALL UNRECORDED LEASES, IF ANY, AND RIGHTS OF PARTIES THEREIN.
6. TAXES AND ASSESSMENTS FOR THE YEAR OF CLOSING AND SUBSEQUENT YEARS.
7. ALL VALID AND ENFORCEABLE COVENANTS, LIENS, ENCUMBRANCES, DEFECTS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PUBLIC RECORD.
8. ALL MATTERS AND DEFECTS THAT WOULD BE DISCLOSED BY A PERSONAL INSPECTION OF THE PROPERTY OR BY A CURRENT, ACCURATE, PHYSICAL SURVEY OF THE PROPERTY.
9. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.  
  
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
10. TERMS, PROVISIONS AND CONDITIONS OF THE ORDINANCE DESIGNATING THE KENWOOD DISTRICT AS A CHICAGO LANDMARK, AS DISCLOSED BY A NOTICE OF LANDMARK DESIGNATION RECORDED OCTOBER 19, 1998 AS DOCUMENT 98936934.
11. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 1.14 TO 1.37 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 841506-B PREPARED BY CERTIFIED SURVEY CO. DATED APRIL 27, 1999.
12. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.32 TO 0.60 OF A FOOT, AS SHOWN ON PLAT OF SURVEY NUMBER 841506-B PREPARED BY CERTIFIED SURVEY CO. DATED APRIL 27, 1999.
13. ENCROACHMENT OF THE JOINT IN THE CONCRETE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.07 TO 0.09 OF A FOOT, AS SHOWN ON PLAT OF SURVEY NUMBER 841506-B PREPARED BY CERTIFIED SURVEY CO. DATED APRIL 27, 1999.

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14. TERMS AND PROVISIONS OF THE AGREEMENT RECORDED MAY 11, 1910 AS DOCUMENT 4558864, RELATING TO A PRIVATE PASSAGEWAY.
15. RIGHTS OF THE CITY OF CHICAGO TO LAY AND MAINTAIN WATER MAINS AND WATER PIPES UPON AND ACROSS THE WEST 10 FEET OF THE LAND, AS SHOWN BY GRANT RECORDED SEPTEMBER 11, 1901 AS DOCUMENT 3148281.
16. RIGHTS OF PARTIES TO MAINTAIN MANHOLES AND WATER VALVES LOCATED ON THE LAND AS DISCLOSED BY SURVEY ORDER NO. 841506-B DATED APRIL 27, 1999 MADE BY CERTIFIED SURVEY CO.

Property of Cook County Clerk's Office

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